Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10364

Decision Date: 13 March 2024

Applicant:	DSTL Porton Down Unit 106, DSTL Porton Down, Salisbury, SP4 0JQ
Particulars of Development:	New modular building single storey teaching facility.
At:	BM21, DSTL Porton Down, The Range, Salisbury, SP4 0JQ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (6)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:
Plan reference: 1387_1989-CMS-XX-XX-DR-A-LOC01-Site Location Plan (CMS Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL10-Proposed Site Plan (CMS Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL01-Existing Site Plan (CMS Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL13-Proposed Building Elevations (CMS Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL12-Proposed Building Plan (CMS Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL02-Existing Site Section (CMS

Architects)
Plan reference: 1387_1989-CMS-XX-XX-DR-A-PL11-Proposed Site Section (CMS Architects)
Plan reference: Sheet 01 Utility Mapping & Topographical Survey (SUMO Services Ltd)
Document reference: 22002-OPS-TN-S-0002 Technical Note Civil & Structural Report (OPS Structural Engineering)
Document reference: P06 Building Services Engineering Design Description (HWM Building Services Ltd)
Document reference: MN2022005Av1 Preliminary Ecological Appraisal (Wild Service)
REASON: For the avoidance of doubt and in the interests of proper planning.

3 The development will be carried out in strict accordance with the following documents:
• Preliminary Ecology Appraisal. March 2022. Wild Service.
• 1387_1989-CMS-XX-XX-DR-A-PL10-Proposed Site Plan (CMS Architects)
• 1387_1989-CMS-XX-XX-DR-A-PL12-Proposed Building Plan (CMS Architects)
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
• Identification of ecological protection areas/buffer zones areas and details of physical means of protection, e.g. works areas and protection of adjacent grassland to ensure minimal removal.
• Working method statements for protected/priority species, such as nesting birds and reptiles.
Development shall be carried out in strict accordance with the approved CEMP.
REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

5 Prior to the start of works an onsite wildlife enhancement strategy proportionate to the proposed development to enhance the vegetation to be retained shall be submitted to the local planning authority for approval in writing. Development shall be carried out in strict accordance with the approved wildlife enhancement strategy.
REASON: In the interests of conserving biodiversity.

6 No new external artificial lighting shall be installed at the site.
REASON: In the interests of conserving biodiversity.

Informatives: (3)

Breeding Birds:
The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Non-Mains Drainage:
A non-mains sewerage system is proposed. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality” https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality.

An Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. For further details on Environmental Permits visit: https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit.

External Lighting:
Many species active at night (e.g. bats) are sensitive to light pollution and the introduction of artificial light might mean such species are disturbed and/or discouraged from their established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. If permission is sought for external lighting for essential purposes (such as safety and security purposes), the type of light appliance, the height and position of fitting, illumination levels and light spillage will need to be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), Guidance note GN08-18 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy